

DELEGATED DECISION REPORT

SMD/2026/0293
Valid 12/06/2026

CHAPEL HOUSE TOWN
END LANE
SWINSCOE

PROPOSED DEMOLITION OF
EXISTING PORCH, AND
ERECTION OF NEW PORCH
TO ACCOMODATE W/C

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Principle of development
- Design and visual impact
- Neighbouring amenity
- Highway safety

DESCRIPTION OF SITE

The application site relates to a detached traditionally-built rendered property with a number of stone gable additions; this includes a lean-to porch, gable side extension and two storey rear extension. The property's frontage features a small stone built porch, which sits off-centre in line with the flank wall that abuts Town End Lane, and a two storey bay window. It sits within a relatively isolated countryside and is linked to the 'smaller village' of Swinscoe by a narrow lane known as Town End Lane.

The dwelling stands at an oblique end on Town End Lane, a public road that becomes privately accessed via a farm track towards Leasow Farm, south of the site. The dwelling's flank walls and rear elevation sits immediately adjacent the lane whereas its frontage faces its enclosed garden space towards the south west of the site. To the west of the site, there is a public footpath (Blore with Swinscoe 32) approx.6m from the property's curtilage.

PROPOSAL

Planning permission is sought for a lean-to single storey extension to the front elevation of the property. The extension will replace the existing stone built porch and extend across the front elevation to provide a shower room.

The revised scheme will have a depth of 2.1m with a width of 5.5m. The extension will sit slightly above the window cill on the first floor (3.3m) with an eaves height of 2.1m. It will feature an obscured glazed window serving the shower room and window to bring light into the porch entrance together with a uPVC door.

The extension will be rendered with plain tiles to match the main dwelling.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan (Adopted Sept 2020)

SS10 Other Rural Areas Area Strategy

DC1 Design Considerations

DC3 Landscape Character

T1- Development and Sustainable Transport

National Planning Policy Framework

Section 14: Achieving well-designed places

SITE HISTORY

SMD/1982/0454	Site for dwelling	Approved
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CONSULTATIONS

Publicity

Site Notice expiry date: 9/07/26

Neighbour consultation period ends: 8/07/26

Public Comments

Neighbour comments No representatives received

Swinscoe Parish Council Comments No objection

Staffordshire County Council Highways No objection

OFFICER COMMENTS

Principle of Development

The application site is located in the countryside, beyond the 'small village' settlement of Swinscoe whereby policy SS10 of the Local Plan (2020) is applicable. Policy SS10 allows extensions or additional domestic outbuildings to existing dwellings provided they are appropriate in scale and design and do not have a detrimental impact on the existing dwelling and the character of the rural area. This matter is given full consideration below.

Impact on character and design

Section 14: Achieving well-designed places under DP3(1) of the NPPF (2026) requires the design of a development to respond to their context (the history, character and features of their site and its setting), so that they integrate with and enhance their surroundings. DMP3 (3) further adds that development proposals should be refused if, without clear justification, they conflict with paragraph 1 of this policy or relevant aspects of the principles in paragraph 2, or with any explicit design standards set out in the development plan (including those in locally-specific policies, guides, codes or masterplans). Substantial weight should be given to compliance with relevant development plan policies when assessing the design quality of proposals.

Policy DC1 (Design Considerations) of the Staffordshire Moorlands Local Plan outlines that all development should be of a high quality and add value to the local area and also be designed to respect the site and surroundings, through scale, density, layout, siting, landscaping, character and appearance, in line with the Council Design SPG.

The Design Guide SPD states at paragraph 5.9 that porches must be appropriate to the property and well designed. They rarely look right on small cottages and often spoil terraced properties. They detract from the basic simplicity of such buildings. In these cases, an internal porch is the better solution. Furthermore, alterations need to be undertaken with care. Paragraph 5.2 identifies that insensitive changes can easily spoil a building. The key to a sensitive approach is to take note of what is there already before preparing the design and to work with and not against the building's character (accurate survey drawings are essential in this respect). The aim should be to revitalise the building without altering its fundamental character.

The property sits within a distinctly rural area that can be identified as that of a strongly undulating or sloping farmland landscape with small scale irregular fields bounded by tree and hedgerows. Views of the property, particularly to the front elevation, can be seen from the public footpath (Blore with Swinscoe 32) which runs along the western site boundary and also from Town End Lane where the lane ends and becomes a privately owned farm track to Leasow Farm. Therefore, the property is visible from a number of vantage points.

Having considered the proposed extension, it would introduce an intrusive and dominate feature to a traditional formed property by reason of its scale, height and layout. The extension has clearly been designed to be functional over style to accommodate a shower room as the ridge of the extension sits above the window cill of the first floor and extends across most of the front elevation to maximise on footprint. The scale and mass of the build is clearly evident when viewed from the side elevation against the bay window which projects out at least a metre and a half of this traditional feature of the original dwelling. The front extension serving also as a porch does not read well with the basic simplicity of such dwelling rather an ad-hoc addition. By its nature, the single storey extension should be subservient to the main dwelling however, the design of the development contrives with this form in an incongruous way.

In terms of its fenestrations, the large glazed openings does not respect the solid to void relationship of the frontage. This traditional formed property is typically solid and the introduction of large glazed windows conflicts with the character of the host property.

The case officer had requested revisions to the original scheme following design concerns. A sketch was provided with slight revisions showing the roof height being marginally reduced below the window cill, the porch window made smaller and the depth being set back by 1.8m. It was considered that the revisions did not fully address the design concerns in terms of its scale, height and layout and therefore, did not overcome the recommendation for refusal. The revisions is material consideration with limited weight in the outcome of this application.

Referring to the wider public views, walkers along the public footpath to the west of the site would be adversely affected in the way they experience and interact with the existing asset as they approach and pass through the property on footpaths.

Overall, the extension would have a harmful effect to the character and design of the dwelling and, detriment to the quality rural environment enjoyed by users of the footpaths.

The application would conflict with Policy DC1 of the SMLP, Policy DP3 of the NPPF and Council Design Guidance SPG.

Impact to neighbouring amenity

Policy DC1 seeks to secure development that protects amenity, including residential amenity, in terms of satisfactory daylight, sunlight, outlook, privacy and soft landscaping.

The nearest neighbouring property known as Swinscoe Post Office is located at least 70m north of the site with no direct views of the applicant's property taken from the front elevation. As such, no neighbours in close proximity to the site which would be unduly harmed.

This application would accord with Policy DC1 of the Local plan relevant to neighbouring amenity.

Highway Safety

Policy T1 of the Local Plan states that permission will only be granted for development incorporating adequate and satisfactory parking provisions.

The application does not propose the addition of any bedroom space nor encroach onto any existing parking spaces. County Highways has raised no objection in regards to highway safety. This application is therefore considered to be in accordance with Section 15 of the NPPF and Policy T1 of the Local Plan.

CONCLUSION

The extension introduces an incongruous and dominate feature that would be harmful to the character and appearance of the host building by virtue of its scale, design and layout. This in turn would have an adverse effect to the quality of the rural area as seen from a public footpath. The proposal therefore conflicts with Policy DC1, Council's design guidance SPG and Section 14 of the NPPF. It is therefore recommended for refusal.

OFFICER RECOMMENDATION : Refusal

Case Officer: Lisa O'Brien

Recommendation Date: 10/09/26

X *J. Colley*

Signed by: Jane Colley Signature

On behalf of Staffordshire Moorlands District Council